

STATEMENT OF PROCEEDINGS
COUNTY OF SAN DIEGO BOARD OF SUPERVISORS
REGULAR MEETING
MEETING AGENDA
WEDNESDAY, SEPTEMBER 17, 2014, 09:00 A.M.
BOARD OF SUPERVISORS NORTH CHAMBER
1600 PACIFIC HIGHWAY, ROOM 310, SAN DIEGO, CALIFORNIA

REGULAR SESSION – Regular Meeting was called to order at 9:01 a.m.

Present: Supervisors Dianne Jacob, Chairwoman; Bill Horn, Vice Chairman; Greg Cox; Dave Roberts; Ron Roberts; also Nicole C. Temple, Assistant Clerk.

Approval of Statement of Proceedings/Minutes for the meetings of July 30, 2014 and August 6, 2014.

ACTION:

ON MOTION of Supervisor R. Roberts, seconded by Supervisor D. Roberts, the Board of Supervisors approved the Statement of Proceedings/Minutes for the meetings of July 30, 2014 and August 6, 2014.

AYES: Cox, Jacob, R. Roberts, D. Roberts, Horn

NOTICE: THE BOARD OF SUPERVISORS MAY TAKE ANY ACTION WITH RESPECT TO THE ITEMS INCLUDED ON THIS AGENDA. RECOMMENDATIONS MADE BY COUNTY STAFF DO NOT LIMIT ACTIONS THAT THE BOARD OF SUPERVISORS MAY TAKE. MEMBERS OF THE PUBLIC SHOULD NOT RELY UPON THE RECOMMENDATIONS IN THE BOARD LETTER AS DETERMINATIVE OF THE ACTION THE BOARD OF SUPERVISORS MAY TAKE ON A PARTICULAR MATTER.

Board of Supervisors' Agenda Items

Agenda # Subject

1. NOTICED PUBLIC HEARING:
PURCHASE OF AGRICULTURAL CONSERVATION EASEMENTS (PACE)
PROGRAM MITIGATION COMPONENT AND PURCHASE OF EIGHT
AGRICULTURAL CONSERVATION EASEMENTS IN BONSALE, CAMPO,
CREST-DEHESA, JAMUL, AND VALLEY CENTER (8/6/14-SET HEARING;
9/17/14 – HOLD HEARING)
[FUNDING SOURCE(S): FISCAL YEAR 2012-2013 AND FISCAL YEAR 2013-
2014 GENERAL FUND FUND BALANCE AVAILABLE]

2. ADMINISTRATIVE ITEM:
SECOND CONSIDERATION AND ADOPTION OF ORDINANCE: TRAFFIC
ADVISORY COMMITTEE RECOMMENDATIONS

3. FALLBROOK COMMUNITY AIRPARK – FIRST AMENDMENTS TO TWO AGRICULTURAL GROUND LEASE AGREEMENTS WITH COLOR SPOT NURSERIES, INC.
[FUNDING SOURCE(S): AN INCREASE IN BASE RENT DUE TO THE ADDED ACREAGE ON COUNTY CONTRACT NO. 500880]
(4 VOTES)
4. APPROVAL OF JOINT COMMUNITY FACILITIES AGREEMENTS, APPROVAL OF AMENDED BOUNDARY MAP AND INTENTION TO ANNEX ADDITIONAL PROPERTY FOR COMMUNITY FACILITIES DISTRICT NO. 2008-01 (HARMONY GROVE VILLAGE)

(RELATES TO FLOOD CONTROL DISTRICT AGENDA NO. FL1 AND SANITATION DISTRICT AGENDA NO. SA2)
5. COUNTY OF SAN DIEGO TRACT NO. 5365-8: APPROVAL OF FINAL MAP AND SECURED AGREEMENT FOR PUBLIC AND PRIVATE IMPROVEMENTS FOR HARMONY GROVE VILLAGE (PHASE II) LOCATED IN SAN DIEGUITO COMMUNITY PLAN AREA

(RELATES TO SANITATION DISTRICT AGENDA NO. SA3)
6. COUNTY OF SAN DIEGO TRACT NO. 5569-1: APPROVAL OF FINAL MAP AND JOINT SECURED AGREEMENT FOR PUBLIC AND PRIVATE IMPROVEMENTS FOR CROSBY ENCLAVE LOCATED IN SAN DIEGUITO COMMUNITY PLANNING AREA
7. AUTHORIZATION TO EXECUTE CONTRACTS WITH SOUTHERN CALIFORNIA COASTAL WATER RESEARCH PROJECT AND RESEARCH IMPLEMENTATION AGREEMENTS AND APPROVAL OF COOPERATIVE AGREEMENT WITH THE SOUTHERN CALIFORNIA STORMWATER MONITORING COALITION
[FUNDING SOURCE(S): FISCAL YEAR 2013-14 GENERAL FUND FUND BALANCE, PROPOSITION 84 GRANT AND GENERAL PURPOSE REVENUE]
8. AUTHORIZATION TO EXECUTE THE AMENDMENT TO EXTEND CITY OF SAN DIEGO MEMBERSHIP IN THE SAN DIEGUITO RIVER VALLEY JOINT EXERCISE OF POWERS AGREEMENT BETWEEN THE COUNTY OF SAN DIEGO AND THE CITIES OF DEL MAR, ESCONDIDO, POWAY, SAN DIEGO, AND SOLANA BEACH
9. ADOPT RESOLUTIONS TO APPLY FOR AND ACCEPT GRANT FUNDS FROM HABITAT CONSERVATION FUND FOR SYCAMORE CANYON/GOODAN RANCH PRESERVE AND PEUTZ VALLEY LAND ACQUISITIONS

10. SET HEARING FOR 10/22/14:
SALE OF SURPLUS REAL PROPERTY - 20710 ELFIN FOREST ROAD, SAN
MARCOS; ASSESSOR'S PARCEL NUMBER 223-082-21 (9/17/14 -
RESOLUTION OF INTENT TO SELL; 10/22/14 - BID OPENING) (COUNTY
PARCEL NO. 2013-0060-A)
(4 VOTES)
11. CONVEYANCE OF COUNTY INTEREST IN THE LAS CASITAS DE SOLANA
AFFORDABLE HOUSING PROPERTY TO THE HOUSING AUTHORITY OF
THE COUNTY OF SAN DIEGO
(4 VOTES)
12. PRESENTATIONS/AWARDS
13. PUBLIC COMMUNICATIONS

1. **SUBJECT: NOTICED PUBLIC HEARING:
PURCHASE OF AGRICULTURAL CONSERVATION
EASEMENTS (PACE) PROGRAM MITIGATION
COMPONENT AND PURCHASE OF EIGHT
AGRICULTURAL CONSERVATION EASEMENTS IN
BONSALL, CAMPO, CREST-DEHESA, JAMUL, AND
VALLEY CENTER (8/6/14-SET HEARING; 9/17/14 – HOLD
HEARING) (DISTRICTS: 2 & 5)**

OVERVIEW:

On August 6, 2014 (3), the Board of Supervisors set a Hearing for September 17, 2014.

On December 4, 2013 (3), the Board of Supervisors (Board) received a report detailing the opportunities and challenges realized during the pilot phase of Purchase of Agricultural Conservation Easements (PACE) program and provided staff with the following direction:

- Pursue the acquisition of agricultural conservation easements on the remaining 16 top ranked PACE properties;
- Prepare a mitigation program as an expanded component of the PACE program;
- Establish the PACE program as a permanent County program;
- Provide for continuous funding through an annual General Fund appropriation in addition to funding through mitigation; and
- Periodically reopen the PACE application process to interested property owners.

In response to the Board's direction, County staff pursued the acquisition of agricultural conservation easements on the remaining 16 properties and secured "willing seller" letters from eight of the property owners (property data found in Table 1). Staff has updated the PACE Program Guidelines to establish PACE as a permanent County program and prepared a mitigation component for the Board's consideration. Implementation of the mitigation component requires adoption of a new mitigation credit fee, establishment of an associated trust fund, and an update to the County's California Environmental Quality Act (CEQA) Guidelines for Determining Significance for Agricultural Resources.

The easement acquisition request requires two steps. On August 6, 2014, it is requested that the Board set a hearing for September 17, 2014, and provide public notice for the hearing. If the Board takes the actions recommended for August 6, 2014, then on September 17, 2014, after making the necessary findings, staff requests that the Board: approve the purchase of agricultural easements for the eight properties, direct staff to implement the mitigation component of the PACE program, adopt the Form of Ordinance amending the County Administrative Code to establish a new fee for the PACE mitigation program, and establish an associated trust fund.

FISCAL IMPACT:

Funds for this request are included in the Fiscal Year 2014-15 Operational Plan for Planning & Development Services. If approved, this request will result in a current year cost of \$1,319,850 for the purchase of the eight easements, and \$125,150 for related administration, title and escrow costs for a total of \$1,445,000. The funding source is Fiscal Year 2012-2013 (\$700,000) and Fiscal Year 2013-2014 (\$795,000) General Fund fund balance available. After acquisitions of the eight properties totaling \$1,445,000 there will remain \$50,000 in the PACE program. There will be no change in net General Fund costs and no additional staff years. Today's action will also refer to the Fiscal Year 2015-16 budget the establishment of appropriations, up to \$1.5 million, for the Fiscal Year 2015-16 PACE program based on General Purpose Revenue.

BUSINESS IMPACT STATEMENT:

By permanently preserving agricultural land and providing property owners compensation for conservation easements, the PACE program makes the continued use of agriculture more viable in the long term. The PACE program also supports continued agricultural uses in the county by creating more affordable properties for farmers.

RECOMMENDATION:**CHIEF ADMINISTRATIVE OFFICER**

1. Find that the proposed actions, to consider the purchase of agricultural easements over APNs 606-150-01, 128-211-01, 128-211-06, 128-212-01, 128-212-02, 519-110-22, 521-110-52, 189-021-10, 185-230-78, 185-230-79, 122-040-27, and 515-110-01; to establish a permanent PACE program with a mitigation component; and to establish the associated mitigation credit fee, are exempt from review under the CEQA pursuant to Sections 15273, 15325(b), and 15061(b)(3) of the State CEQA Guidelines for the reasons stated in the Notice of Exemption.
2. Approve the findings in Attachment E pursuant to the State CEQA Guidelines Section 15273(c).
3. Approve the real property contracts for the purchase of an agricultural conservation easements and authorize the Director of the Department of General Services to execute two copies of the agreement over:
 - a. APN 606-150-01 from Robert Shea for \$196,000;
 - b. APNs 128-211-01, 128-211-06, 128-212-01, and 128-212-02 from Cynthia Kinsman for \$341,750;
 - c. APN 519-110-22 from Nicanor Gonzalez III, Katrina Gonzales, and Jonathon F. Stirk for \$112,000;
 - d. APN 521-110-52 from Russell Walsh and Carolyn McGavock for \$62,500;

- e. APN 189-021-10 from the Malek Mansour 1999 Trust for \$200,000;
 - f. APNs 185-230-78 and 185-230-79 from the John Hamilton Scudder Trust 03-25-91 for \$202,200;
 - g. APN 122-040-27 from Bagher and Ginger Bahardar for \$190,400; and
 - h. APN 515-110-01 from the Jeff and Edie Hawthorne Family Trust for \$15,000.
- 4. Authorize the Director of the Department of General Services, or designee, to execute all escrow and related documents necessary to complete the purchases.
 - 5. Adopt the Form of Ordinance entitled: AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ADMINISTRATIVE CODE TO ADD A PERMIT FEE RELATING TO THE PURCHASE OF AGRICULTURAL CONSERVATION EASEMENTS MITIGATION PROGRAM (Attachment C, on file with the Clerk of the Board).
 - 6. Direct the Chief Administrative Officer to implement the mitigation program as an expanded component of the PACE Program:
 - a. Incorporate the PACE mitigation program into the County's CEQA Guidelines for Determining Significance for Agricultural Resources and the Land Use and Environmental Group's (LUEG) Conditions Manual.
 - b. Establish an interest accruing trust fund for the PACE mitigation program.
 - 7. Refer to budget appropriations of up to \$1.5 million in Planning & Development Services, services and supplies, to fund the acquisition of the next round of PACE properties, based on Fiscal Year 2015-2016 General Purpose Revenue.

ACTION:

ON MOTION of Supervisor Cox, seconded by Supervisor R. Roberts, the Board closed the Hearing and took action as recommended, on Consent, adopting Ordinance No. 10352 (N.S.), entitled: AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ADMINISTRATIVE CODE TO ADD A PERMIT FEE RELATING TO THE PURCHASE OF AGRICULTURAL CONSERVATION EASEMENTS MITIGATION PROGRAM.

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

**2. SUBJECT: ADMINISTRATIVE ITEM:
SECOND CONSIDERATION AND ADOPTION OF
ORDINANCE: TRAFFIC ADVISORY COMMITTEE
RECOMMENDATIONS (DISTRICTS: 2 & 5)**

OVERVIEW:

On August 6, 2014 (6), the Board of Supervisors introduced the Ordinance for further consideration and adoption on September 17, 2014.

The Traffic Advisory Committee meets every six weeks to review proposed additions, deletions or changes to regulatory traffic controls. Seven items were on the Committee's June 13, 2014 meeting agenda. The Committee recommends your action on all seven items.

The Board of Supervisors' action on Item 2-A would amend the County Code of Regulatory Ordinances and requires two steps. On August 6, 2014, the Board will consider the Traffic Advisory Committee items. If the Board takes action on August 6, 2014, then on September 17, 2014, a second reading of an Ordinance amending Section 72.160.9. of the San Diego County Code of Regulatory Ordinances will be necessary to implement the Board's direction for Item 2-A.

FISCAL IMPACT:

Funds for this proposal are included in the Department of Public Works Road Fund Fiscal Year 2013-14 Operational Plan. If approved, there will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT:

N/A

RECOMMENDATION:

CHIEF ADMINISTRATIVE OFFICER

Adopt the Ordinance entitled:

AN ORDINANCE AMENDING SECTION 72.160.9. OF THE
SAN DIEGO COUNTY CODE RELATING TO TRAFFIC
REGULATIONS IN THE COUNTY OF SAN DIEGO. (Item
2-A) (second reading)

ACTION:

ON MOTION of Supervisor Cox, seconded by Supervisor R. Roberts, the Board took action as recommended, on Consent, adopting Ordinance No. 10353 (N.S.), entitled: AN ORDINANCE AMENDING SECTION 72.160.9. OF THE SAN DIEGO COUNTY CODE RELATING TO TRAFFIC REGULATIONS IN THE COUNTY OF SAN DIEGO.

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

3. SUBJECT: FALLBROOK COMMUNITY AIRPARK – FIRST AMENDMENTS TO TWO AGRICULTURAL GROUND LEASE AGREEMENTS WITH COLOR SPOT NURSERIES, INC. (DISTRICT: 5)

OVERVIEW:

Fallbrook Community Airpark (Airpark) is located two miles south of downtown Fallbrook (57th Edition Thomas Guide Page 1027, G7). The Airpark is equipped with runway lighting, hangars, an aviation fuel island and aircraft tie-down areas. The Airpark is divided into two areas, one designated for aviation use and the other for compatible non-aviation uses, including agricultural and recreational uses.

On September 23, 2009 (4), the Board approved two 20-year Agricultural Ground Lease Agreements with Color Spot Nurseries, Inc., at Fallbrook Airpark. These leases require rent to be renegotiated every five years to keep current with market rates. Both leases are due for adjustment on October 1, 2014.

This is a request to approve two proposed First Amendments to Agricultural Ground Lease Agreements with Color Spot Nurseries, Inc., one for each lease. The amendments would establish that no change in per-acre rental rate is warranted based on an independent appraisal. Monthly rent for Contract Number 500881 would remain at \$14,842. However, an amendment to Contract Number 500880 would increase acreage by 6.41 acres, proportionally increasing the rent by \$1,484 per month, for monthly revenue of \$11,725. The additional revenue from the increased rent for the nine months remaining in the current fiscal year would be \$13,356. Both amendments would make minor updates to lease language.

FISCAL IMPACT:

Funds for this request are partially included in the Fiscal Year 2014-15 Operational Plan for the Airport Enterprise Fund. If approved, this request would result in total current year revenue of \$318,804 in Fiscal Year 2014-15, an increase of \$13,356 over the amount budgeted. The funding source for additional revenue is an increase in base rent due to the added acreage on County Contract No. 500880. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT:

N/A

RECOMMENDATION:

CHIEF ADMINISTRATIVE OFFICER

1. Find, in accordance with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines that the proposed lease amendments are categorically exempt from CEQA review.
2. Approve and authorize the Clerk of the Board to execute, upon receipt, three copies of the First Amendment to Agricultural Ground Lease Agreement (Aviation Designated Property) with Color Spot Nurseries, Inc., a Delaware corporation, County Contract No. 500880. **(4 VOTES)**

3. Approve and authorize the Clerk of the Board to execute, upon receipt, three copies of the First Amendment to Agricultural Ground Lease Agreement (Non-Aviation Designated Property) with Color Spot Nurseries, Inc., a Delaware corporation, County Contract No. 500881. **(4 VOTES)**

ACTION:

ON MOTION of Supervisor Cox, seconded by Supervisor R. Roberts, the Board took action as recommended, on Consent.

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

4. SUBJECT: APPROVAL OF JOINT COMMUNITY FACILITIES AGREEMENTS, APPROVAL OF AMENDED BOUNDARY MAP AND INTENTION TO ANNEX ADDITIONAL PROPERTY FOR COMMUNITY FACILITIES DISTRICT NO. 2008-01 (HARMONY GROVE VILLAGE) (DISTRICT: 5)

OVERVIEW:

On June 25, 2008 (10), the Board adopted a resolution forming Community Facilities District No. 2008-01 (Harmony Grove Village), County of San Diego, State of California (CFD No. 08-01 or District), an approximately 470-acre community development located west of the City of Escondido where Harmony Grove Road meets Country Club Drive in the unincorporated community of Elfin Forest. Harmony Grove Village is being developed by Standard Pacific Corporation (Developer) and is anticipated to be composed of various residential opportunities, an equestrian center, trails and parks, and a town square. Special taxes collected from property owners within CFD No. 08-01 will help fund public facilities (Facilities) to be acquired and / or operated by the County of San Diego, Rincon del Diablo Water District (Rincon) and the San Diego County Sanitation District (Sanitation District), and certain public services (Services) to be provided by the San Diego County Flood Control District (Flood Control District). If approved as part of today's item, the Joint Community Facilities Agreements between the County of San Diego and the respective districts will allow Rincon, the Sanitation District, and the Flood Control District to acquire and operate or provide, as applicable, such Facilities and Services that are anticipated to be funded by special taxes of CFD No. 08-01.

Since the time that the Board adopted a resolution forming CFD No. 08-01, boundaries of the parcels within the District have changed. The District was formed with two improvement areas, Improvement Area No. 1 (IA No. 1) and Improvement Area No. 2 (IA No. 2), each with a distinct special tax formula. At the time of formation in 2008, the existing parcel lines did not follow the intended eventual boundaries of the District or the improvement areas within the District. Currently, parcel lines are now aligned, and, as anticipated at the time of formation of CFD No. 08-01 and pursuant to the special tax formula documents, certain territory originally in IA No. 1 (Additional Territory No. 1) was released from IA No. 1 with the intention to be annexed to IA No. 2 to reflect this alignment. Accordingly, an amended boundary map has been prepared reflecting such release

of such territory. As Additional Territory No. 1 was released from IA No. 1, a notice of cancellation of the IA No. 1 special tax with respect to such Additional Territory No. 1 has been prepared. The Additional Territory No. 1, as well as certain areas outside of the CFD No. 08-01 (Additional Territory No. 2, and with Additional Territory No. 1, Additional Territory) must be annexed to IA No. 2 of CFD No. 08-01. Such annexation of Additional Territory No. 1 was also intended at the time of formation of CFD No. 08-01 to occur once a final map had been recorded that created unique assessor parcels for the area .

Today's item requests the Board's (a) approval of the amended boundaries of CFD No. 08-01 and the boundaries between its IA No. 1 and IA No. 2, and (b) intention to include the Additional Territory to IA No. 2 of CFD No. 08-01 to align with the current boundaries of the parcels in Harmony Grove Village, and to call a public hearing on the matter.

The final map for Phase II of Harmony Grove Village (County of San Diego Tract No. 5365-8) is being considered as a separate land use item on today's Board of Supervisors' agenda.

FISCAL IMPACT:

All costs related to the administration of CFD No. 08-01 and the construction and acquisition of facilities will be paid through special taxes collected by the District. The Developer has delivered a deposit to fund formation and administration costs that will be reimbursed from bond proceeds. There will be no change in net General Fund costs and no additional staff years.

BUSINESS IMPACT STATEMENT:

N/A

RECOMMENDATION:

CHIEF ADMINISTRATIVE OFFICER

Acting as the Board of Supervisors:

1. Adopt a resolution entitled:

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO APPROVING THE EXECUTION AND DELIVERY OF SEPARATE JOINT COMMUNITY FACILITIES AGREEMENTS WITH THE RINCON DEL DIABLO WATER DISTRICT, THE SAN DIEGO COUNTY SANITATION DISTRICT AND THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT IN CONNECTION WITH COMMUNITY FACILITIES DISTRICT NO. 2008-01 (HARMONY GROVE VILLAGE), COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND OTHER MATTERS RELATED THERETO.

2. Adopt a resolution entitled:
RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO ACKNOWLEDGING THE RECORDING OF FINAL MAPS AND DIRECTING THE RECORDING OF A NOTICE OF CANCELLATION OF SPECIAL TAX LIEN FOR CERTAIN PARCELS AND AN AMENDED BOUNDARY MAP FOR COMMUNITY FACILITIES DISTRICT NO. 2008-01 (HARMONY GROVE VILLAGE), COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.
3. Adopt a resolution entitled:
RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO OF INTENTION TO ANNEX TERRITORY TO IMPROVEMENT AREA NO. 2 OF COMMUNITY FACILITIES DISTRICT NO. 2008-01 (HARMONY GROVE VILLAGE), COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

Acting as the Board of Directors for the San Diego County Flood Control District:

1. Adopt a resolution entitled:
RESOLUTION OF THE BOARD OF DIRECTORS OF THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT APPROVING THE EXECUTION AND DELIVERY OF A JOINT COMMUNITY FACILITIES AGREEMENT WITH THE COUNTY OF SAN DIEGO IN CONNECTION WITH COMMUNITY FACILITIES DISTRICT NO. 2008-01 (HARMONY GROVE VILLAGE), COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND OTHER MATTERS RELATED THERETO.

Acting as the Board of Directors for the San Diego County Sanitation District:

1. Adopt a resolution entitled:
RESOLUTION OF THE BOARD OF DIRECTORS OF THE SAN DIEGO COUNTY SANITATION DISTRICT APPROVING THE EXECUTION AND DELIVERY OF A JOINT COMMUNITY FACILITIES AGREEMENT IN CONNECTION WITH COMMUNITY FACILITIES DISTRICT NO. 2008-01 (HARMONY GROVE VILLAGE), COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND OTHER MATTERS RELATED THERETO.

(Relates to Flood Control District Agenda No. FL1 and Sanitation District Agenda No. SA2)

ACTION:

ON MOTION of Supervisor Cox, seconded by Supervisor R. Roberts, the Board took action as recommended, on Consent, adopting the following:

Resolution No. 14-132, entitled: RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO APPROVING THE EXECUTION AND DELIVERY OF SEPARATE JOINT COMMUNITY FACILITIES AGREEMENTS WITH THE RINCON DEL DIABLO WATER DISTRICT, THE SAN DIEGO COUNTY SANITATION DISTRICT AND THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT IN CONNECTION WITH COMMUNITY FACILITIES DISTRICT NO. 2008-01 (HARMONY GROVE VILLAGE), COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND OTHER MATTERS RELATED THERETO;

Resolution No. 14-133, entitled: RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO ACKNOWLEDGING THE RECORDING OF FINAL MAPS AND DIRECTING THE RECORDING OF A NOTICE OF CANCELLATION OF SPECIAL TAX LIEN FOR CERTAIN PARCELS AND AN AMENDED BOUNDARY MAP FOR COMMUNITY FACILITIES DISTRICT NO. 2008-01 (HARMONY GROVE VILLAGE), COUNTY OF SAN DIEGO, STATE OF CALIFORNIA; and

Resolution No. 14-134, entitled: RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO OF INTENTION TO ANNEX TERRITORY TO IMPROVEMENT AREA NO. 2 OF COMMUNITY FACILITIES DISTRICT NO. 2008-01 (HARMONY GROVE VILLAGE), COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

5. **SUBJECT: COUNTY OF SAN DIEGO TRACT NO. 5365-8: APPROVAL OF FINAL MAP AND SECURED AGREEMENT FOR PUBLIC AND PRIVATE IMPROVEMENTS FOR HARMONY GROVE VILLAGE (PHASE II) LOCATED IN SAN DIEGUITO COMMUNITY PLAN AREA (DISTRICT: 5)**

OVERVIEW:

The purpose of this item is for the Board of Supervisors (Board) to review and approve the final map and secured agreement for public and private improvements for Phase II of Harmony Grove Village, consisting of units 8 through 11. One subdivision map (VTM 5365-8) is proposed to record over these remaining four units. Phase II encompasses 183 single family residential lots, 30 property owner association (POA) lots, and 6 private road lots on approximately 163.8 acres. County of San Diego Tract No. 5365-8, known as Harmony Grove Village (Phase II) is the final phase of Harmony Grove Village, a mixed use 470.8 acre Planned Community. The project is located near the intersection of Harmony Grove Road and Country Club Drive, west of the City of Escondido in the San Dieguito Subregional Plan Area (2009 Thomas Guide, Page 1129, C-5).

Public Streets and Other Improvements

The developer is required to construct public streets and other improvements needed to serve the lots that would be created if this final map is approved. After the Board approved the Tentative Map and Resolution in 2007, the applicant worked with County staff to satisfy the conditions of approval. The final map, grading plans and improvement plans have been prepared and approved by staff, and staff recommends Board approval.

Agreement

The project is being brought before the Board for approval of one final map and secured agreement for public and private improvements. Since this final map includes improvements that would ultimately be maintained and/or owned and operated by the County and the County Sanitation District, the Board and the Board of Directors for the San Diego County Sanitation District must consider individual recommendations for the final map of this phase. Approval of the Board acting on behalf of the County Sanitation District is required to approve a secured agreement for the sewer improvements.

In a related matter on today's agenda, there is a request to amend the boundary of Community Facilities District No. 2008-01 associated with Harmony Grove Village.

FISCAL IMPACT:

N/A

BUSINESS IMPACT STATEMENT:

N/A

RECOMMENDATION:**CHIEF ADMINISTRATIVE OFFICER**

Acting as the Board of Supervisors:

1. Approve the final map for the County of San Diego Tract No. 5365-8.
2. Approve and authorize the Clerk of the Board of Supervisors to execute the Joint Agreement to Improve Major Subdivision, which includes street improvements, drainage facilities, sewer and water facilities and final monumentation (Attachment B).
3. Accept on behalf of the public, Purebred Lane, Wilgen Road, Long Trot Drive, Hayloft Place, Gallop Way, Livery Place, Side Saddle Lane, Stable Place, and Mimlus Place for use as streets, together with the rights to extend and maintain drainage facilities and excavation and embankment slopes beyond the limits of the rights of way all as dedicated on said map. Acceptance into the County-maintained road system is subject to acceptance of road improvements.
4. Accept on behalf of the public the access rights from lots 147 and 148 in and to Gallop Way, as relinquished and waived on said map.
5. Accept on behalf of the County, the easements for pedestrian and equestrian trail purposes, and the drainage easement, all as dedicated on said map.

6. Accept on behalf of the County, the clear space easement and the agricultural open space easement, all as granted on said map.
7. Adopt a Resolution entitled: RESOLUTION ACCEPTING PREVIOUSLY REJECTED OFFERS TO DEDICATE SUBDIVISION STREETS, accepting the previously rejected offer of dedication of the portion of lot 97 reserved for future streets on Map 15892 and direct the Clerk of the Board of Supervisors to record the Resolution Accepting Previously Rejected Offers to Dedicate Subdivision Streets with the San Diego County Recorder (Attachment E).

Acting as the Board of Directors of the San Diego County Sanitation District:

1. Accept the sanitary sewer easements as dedicated on said map.
2. Approve and authorize the Clerk of the Board of Supervisors to execute the Joint Agreement to Improve Major Subdivision, which includes street improvements, drainage facilities, sewer and water facilities and final monumentation (Attachment B).

(Relates to Sanitation District Agenda No. SA3)

ACTION:

ON MOTION of Supervisor Cox, seconded by Supervisor R. Roberts, the Board took action as recommended, on Consent, adopting Resolution No. 14-135, entitled: RESOLUTION ACCEPTING PREVIOUSLY REJECTED OFFERS TO DEDICATE SUBDIVISION STREETS.

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

6. **SUBJECT: COUNTY OF SAN DIEGO TRACT NO. 5569-1: APPROVAL OF FINAL MAP AND JOINT SECURED AGREEMENT FOR PUBLIC AND PRIVATE IMPROVEMENTS FOR CROSBY ENCLAVE LOCATED IN SAN DIEGUITO COMMUNITY PLANNING AREA (DISTRICT: 5)**

OVERVIEW:

The purpose of this item is for the Board of Supervisors (Board) to review and approve the final map and joint secured agreement for public and private improvements for Crosby Enclave. This project is a subdivision consisting of 13 single family residential lots, one private street lot, four common homeowners association lots and one master homeowners lot for a total of 19 lots on approximately 8.05 acres. County of San Diego Tract No. 5569-1, known as Crosby Enclave, is located within the San Dieguito Community Planning area, on the south side of Del Dios Highway and the east side of Bing Crosby Boulevard (2009 Thomas Guide, Page 1148, J-7).

The applicant has satisfied all conditions in the Resolution of Approval. They have provided a labor and material bond and a performance bond for the construction of the public and private improvements. The map has been reviewed

and found to be technically correct, and complies with state law and County ordinances.

FISCAL IMPACT:

N/A

BUSINESS IMPACT STATEMENT:

N/A

RECOMMENDATION:

CHIEF ADMINISTRATIVE OFFICER

1. Approve the final map for County of San Diego Tract No. 5569-1.
2. Accept on behalf of the County, the Clear Space Easement as granted on said map.
3. Accept on behalf of the County, the Noise Protection Easement as granted on said map.
4. Approve and authorize the Clerk of the Board to execute the Joint Agreement to Improve Major Subdivision, which includes street improvements, sewer facilities and water facilities. (Attachment B)

ACTION:

ON MOTION of Supervisor Cox, seconded by Supervisor R. Roberts, the Board took action as recommended, on Consent.

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

7. **SUBJECT: AUTHORIZATION TO EXECUTE CONTRACTS WITH SOUTHERN CALIFORNIA COASTAL WATER RESEARCH PROJECT AND RESEARCH IMPLEMENTATION AGREEMENTS AND APPROVAL OF COOPERATIVE AGREEMENT WITH THE SOUTHERN CALIFORNIA STORMWATER MONITORING COALITION (DISTRICTS: ALL)**

OVERVIEW:

The County of San Diego is required to comply with San Diego Regional Water Quality Control Board Order No. R9-2013-0001, Municipal Stormwater Permit. The Permit includes Bacteria Total Maximum Daily Load (TMDL) requirements that limit the amount of bacteria that can be discharged to a particular body of water. Estimated compliance cost for these requirements are in the range of \$286 to \$567 million over the next 16 years. The Department of Public Works (DPW) has established partnerships and enlisted technical experts to conduct scientific studies with the goal of distinguishing bacteria that can cause human illness from those bacteria that are unlikely to impact human health or which may naturally occur in the environment. It is anticipated these studies will provide the scientific

foundation for an effort to help clarify the bacteria TMDL targets that are scheduled for review by the San Diego Regional Water Quality Board in 2016.

In addition, DPW secured Proposition 84 grant funding to conduct innovative studies on nutrient management in the Santa Margarita River Watershed. These studies are proactively providing the scientific basis for future regulatory control of nutrients.

DPW has enlisted technical experts and established partnerships with the Southern California Stormwater Monitoring Coalition (SCSMC) and the Southern California Coastal Water Research Project (SCCWRP) to conduct scientific studies and provide support for monitoring activities required by the County's Municipal Stormwater Permit. County staff would also like to continue participation in a cooperative agreement with the SCSMC and to award contracts with the SCCWRP for the following activities: implementation of annual workplans related to required monitoring activities; entering into additional research implementation agreements; securing contracts that study bacteria health impacts; and support for Proposition 84 grant funding to implement nutrient management in the Santa Margarita River Watershed.

This is a request to negotiate and award contracts with the SCCWRP for a Surfer Wet Weather Epidemiology Study; to conduct nutrient management studies in the Santa Margarita River Watershed; to administer the SCSMC annual workplan; and to approve subsequent five year cooperative agreement with the SCSMC. The total value of these agreements and contracts is \$3,373,331 over five years.

FISCAL IMPACT:

Funds for this request are included in the Fiscal Year 2014-15 Operational Plan for the Department of Public Works, Watershed Protection Program. If approved, this request will result in costs of \$1,322,814 in Fiscal Year 2014-15, and costs of \$2,050,517 in Fiscal Years 2015-16 through Fiscal Year 2018-19, for a total cost of \$3,373,331. The Fiscal Year 2014-15 funding sources are Fiscal Year 2013-14 General Fund fund balance (\$1,000,000), Proposition 84 Grant (\$300,000) and General Purpose Revenue (\$22,814). Funding for Fiscal Year 2015-16 through Fiscal Year 2018-19 costs of \$2,050,517 will be included in future year operational plans. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT:

N/A

RECOMMENDATION:

CHIEF ADMINISTRATIVE OFFICER

1. Find that the proposed activity is exempt from the California Environmental Quality Act (CEQA) as specified under Section 15306 of the state CEQA Guidelines because the cooperative funding agreements are for research and data collection purposes.

2. Authorize the Director, Department of Public Works, or his designee to negotiate and enter into a Cooperative Agreement with the Southern California Stormwater Monitoring Coalition and to take all action necessary to fulfill the County obligations under the agreement, including, without limitation, authorizing payment requests for work.
3. Authorize the Director, Department of Purchasing and Contracting, in accordance with County Administrative Code Section 401 et seq., to negotiate and award contracts to Southern California Coastal Water Research Project to conduct a Surfer Wet Weather Epidemiology Study; the Phase I and Phase II Implementing Nutrient Management Grant work in Santa Margarita River Watershed; and to contract with Southern California Coastal Water Research Project to oversee implementation of the Southern California Stormwater Monitoring Coalition annual workplan for 2014-2015, subject to approval of the Director, Department of Public Works or his designee.
4. Authorize the Director, Department of Purchasing and Contracting, in accordance with County Administrative Code Section 401 et seq., to negotiate and award research implementation agreements for the Southern California Stormwater Coalition, subject to approval of the Director, Department of Public Works or his designee.

ACTION:

ON MOTION of Supervisor Cox, seconded by Supervisor R. Roberts, the Board took action as recommended, on Consent.

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

8. **SUBJECT: AUTHORIZATION TO EXECUTE THE AMENDMENT TO EXTEND CITY OF SAN DIEGO MEMBERSHIP IN THE SAN DIEGUITO RIVER VALLEY JOINT EXERCISE OF POWERS AGREEMENT BETWEEN THE COUNTY OF SAN DIEGO AND THE CITIES OF DEL MAR, ESCONDIDO, POWAY, SAN DIEGO, AND SOLANA BEACH (DISTRICTS: 2, 3 and 5)**

OVERVIEW:

On May 16, 1989 (56), the Board of Supervisors approved the Joint Exercise of Powers Agreement (JEPA) between the County of San Diego and the cities of Del Mar, Escondido, Poway, San Diego and Solana Beach, which created the San Dieguito River Valley Regional Open Space Park (Park) Joint Powers Authority (JPA). Under the agreement, these agencies would work together to protect and preserve sensitive lands in the San Dieguito River Valley by placing the lands in public ownership for the benefit of future generations. The initial term of the JEPA was 25 years and set to expire June 12, 2014.

In anticipation to the expiration date, an amended JEPA was brought before the Board for approval and execution October 23, 2013 (2) that did not include an

expiration date but would have remained valid for as long as any two member agencies agree to continue as member agencies of the JPA. In order to fully execute the JEPA amendment, all six member agencies had to approve it. The County and the cities of Del Mar, Escondido, Poway and Solana Beach approved the amended JEPA in 2013. The City of San Diego did not approve it, therefore it was not executed and the JPA would have dissolved on June 12, 2014. Thus, an extension of the 1989 JEPA was needed. On May 7, 2014 (8), a JEPA extension, that extended the original 1989 JEPA for 50 years, was approved and executed by the Board. Only two member agency signatures were required to execute the JEPA extension. It was also approved by the cities of Del Mar, Escondido, Poway and Solana Beach.

The City of San Diego has not approved the JEPA extension but instead has opted to renew its membership for six months only, during which time the member agencies will negotiate in good faith toward a new long-term JEPA. Today's action will approve the City of San Diego's six month JEPA extension. As of the docket date for this Board item, the cities of San Diego, Poway, Solana Beach and Del Mar have signed the City of San Diego's six month extension request.

Today's request is to authorize the Clerk of the Board of Supervisors to execute the Amendment to Extend City of San Diego Membership into the JEPA between the County of San Diego and the cities of Del Mar, Escondido, Poway, San Diego and Solana Beach creating the San Dieguito River Valley Regional Open Space Park JPA. This request will also authorize the Director, Department of Parks and Recreation, to execute future City of San Diego JEPA extension requests as they relate to working towards a new long-term JEPA for up to an additional 18 months.

FISCAL IMPACT:

There is no fiscal impact associated with the approval of the Extension of Joint Exercise of Powers Agreement (JEPA).

Funds for the County's annual contribution to the JEPA are included in the Fiscal Year 2014-15 Operational Plan for the Land Use and Environment Group Executive Office. The County's annual contribution is \$254,100. It should be noted that this contribution amount is based on the formula in the amended JEPA that has not been fully executed by all member agencies. The funding source is General Purpose Revenue. There will be no change in net General Fund cost and no additional staff.

BUSINESS IMPACT STATEMENT:

N/A

RECOMMENDATION:

CHIEF ADMINISTRATIVE OFFICER

1. Find that the activity is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15320 because it consists of a change in the organization of a local governmental agency that does not change the geographic area in which previously existing powers are exercised.

2. Authorize the Clerk of the Board of Supervisors to execute the Amendment to Extend City of San Diego Membership into the Joint Exercise of Powers Agreement between the County of San Diego and the Cities of Del Mar, Escondido, Poway, San Diego and Solana Beach creating the San Dieguito River Valley Regional Open Space Park Joint Powers Authority (Attachment A).
3. Authorize the Director, Department of Parks and Recreation to execute future Joint Exercise of Powers Agreement extension requests as they relate to working towards a new long-term JEPA, for up to an additional 18 months.

ACTION:

ON MOTION of Supervisor Cox, seconded by Supervisor R. Roberts, the Board took action as recommended, on Consent.

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

9. **SUBJECT: ADOPT RESOLUTIONS TO APPLY FOR AND ACCEPT GRANT FUNDS FROM HABITAT CONSERVATION FUND FOR SYCAMORE CANYON/GOODAN RANCH PRESERVE AND PEUTZ VALLEY LAND ACQUISITIONS (DISTRICT: 2)**

OVERVIEW:

The Habitat Conservation Fund (HCF) provides grant funds to local government agencies for land acquisition and nature interpretation programs which bring urban residents into park and wildlife areas. The HCF grant is competitive and requires a dollar-for-dollar funding match. A project specific resolution from the governing body must be included with the grant applications.

This is a request to adopt resolutions authorizing the Department of Parks and Recreation (DPR) to apply for and accept up to \$400,000 of HCF grants to fund the acquisition of approximately 39 acres to expand the Sycamore Canyon/Goodan Ranch Preserve (2013 Thomas Guide page 1191, E-6) and approximately 50 acres of gnatcatcher habitat to be acquired adjacent to San Diego River Foundation land in Peutz Valley (2013 Thomas Guide page 1233, G-3). This request is also to authorize the Director, Department of Parks and Recreation, to conduct all negotiations and to execute and submit all documents that may be necessary to apply for and accept these grants. If grant funds are awarded, DPR will return to the Board for authorization to appropriate funds as necessary.

FISCAL IMPACT:

There is no fiscal impact associated with today's actions. If approved, the Department of Parks and Recreation (DPR) will submit grant applications to the Habitat Conservation Fund (HCF) for a total of up to \$400,000 for the Sycamore Canyon/Goodan Ranch Preserve land acquisition (\$200,000) and the Peutz Valley land acquisition (\$200,000).

The HCF grant is competitive; therefore, it is unknown if grant funding will be awarded or the amount of the awards. The HCF grant program requires a dollar-for-dollar funding match. If approved and grants are awarded, matching funds are proposed to be provided by the Multiple Species Conservation Program Acquisitions Fund for the Sycamore Canyon/Goodan Ranch Preserve and the Peutz Valley Land Acquisitions. If approved and grant funds are awarded, DPR will return to the Board to appropriate funds as necessary. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT:

N/A

RECOMMENDATION:

CHIEF ADMINISTRATIVE OFFICER

1. Find that the proposed land acquisition adjacent to Sycamore Canyon/Goodan Ranch Preserve and the land acquisition in the Peutz Valley is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15325, as they involve the transfer of ownership of land to preserve open space.
2. Adopt the Resolution entitled: RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS APPROVING THE APPLICATION AND ACCEPTANCE OF GRANT FUNDS FROM THE HABITAT CONSERVATION FUND (HCF) PROGRAM FOR THE SYCAMORE CANYON/GOODAN RANCH PRESERVE (CIELO LAND) ACQUISITION.
3. Adopt the Resolution entitled: RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS APPROVING THE APPLICATION AND ACCEPTANCE OF GRANT FUNDS FROM THE HABITAT CONSERVATION FUND (HCF) PROGRAM FOR THE PEUTZ VALLEY LAND ACQUISITION.
4. Authorize the Director, Department of Parks and Recreation, or designee, as agent of the County, to conduct all negotiations and submit all documents including, but not limited to, applications, contracts, payment requests and, if funds are awarded, to execute the grant agreement, including any extensions or amendments thereof that do not materially impact or alter the grant programs or funding levels.

ACTION:

ON MOTION of Supervisor Cox, seconded by Supervisor R. Roberts, the Board took action as recommended, on Consent, adopting the following:

Resolution No. 14-136, entitled: RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS APPROVING THE APPLICATION AND ACCEPTANCE OF GRANT FUNDS FROM THE HABITAT CONSERVATION FUND (HCF) PROGRAM FOR THE SYCAMORE CANYON/GOODAN RANCH PRESERVE (CIELO LAND) ACQUISITION; and

Resolution No. 14-137, entitled: RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS APPROVING THE APPLICATION AND ACCEPTANCE OF GRANT FUNDS FROM THE HABITAT CONSERVATION FUND (HCF) PROGRAM FOR THE PEUTZ VALLEY LAND ACQUISITION.

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

10. **SUBJECT: SET HEARING FOR 10/22/14:
SALE OF SURPLUS REAL PROPERTY - 20710 ELFIN
FOREST ROAD, SAN MARCOS; ASSESSOR'S PARCEL
NUMBER 223-082-21 (9/17/14 - RESOLUTION OF INTENT
TO SELL; 10/22/14 - BID OPENING) (COUNTY PARCEL
NO. 2013-0060-A) (DISTRICT: 5)**

OVERVIEW:

The County of San Diego owns 1.82 acres of land improved with a single-family residential house located at 20710 Elfin Forest Road in San Marcos. The property is identified as County Parcel Number 2013-0060-A and was acquired in 1992 due to its close proximity to the San Marcos Landfill, which closed in 1997. The property was one of three parcels purchased to fulfill the mitigation requirements of the Environmental Impact Report (EIR) for the San Marcos Landfill expansion. The house was leased to private individuals until July 2012. All remediation activities for the landfill have been completed and the property is now considered to be surplus to the County's needs.

Today's request regarding County Parcel Number 2013-0060-A requires two steps. On September 17, 2014, the Board of Supervisors will consider adopting a Resolution declaring its intention to sell the property, directing the Clerk of the Board to advertise the County's adoption of the Resolution declaring its intent to sell County Parcel Number 2013-0060-A, and setting a date for a bid-opening hearing. If the Board takes the actions recommended on September 17, 2014, then after making necessary environmental findings, the Board is requested to conduct a bid opening and approve the sale of the property to the highest responsible bidder on October 22, 2014. The minimum bid for County Parcel 2013-0060-A is \$765,000.

FISCAL IMPACT:

Funds for this request are not included in the Fiscal Year 2014-15 Operational Plan for the Department of Public Works Solid Waste Environmental Trust Fund. If approved, sale of County Parcel 2013-0060-A will result in total revenue of at least \$765,000 (the minimum bid). The revenue will be deposited to the Department of Public Works Solid Waste Environmental Trust Fund. Transaction costs for the Department of General Services - Real Estate Services Division are estimated to be \$25,000. The transaction costs will be reimbursed by the Department of Public Works Solid Waste Environmental Trust Fund. There will be no change in net General Fund costs and no additional staff years.

BUSINESS IMPACT STATEMENT:

If this sale is completed, the sale of the property may generate minor business activity from the long-term use as a single family residence.

RECOMMENDATION:**CHIEF ADMINISTRATIVE OFFICER**

On September 17, 2014:

1. Find that the proposed actions are exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15312 of the CEQA Guidelines as the first step in the sale of surplus government property.
2. Adopt a Resolution entitled:
RESOLUTION OF INTENTION TO SELL REAL PROPERTY
AND NOTICE INVITING BIDS. **(4 VOTES)**
3. Direct the Clerk of the Board of Supervisors to obtain the signature of the Chairperson of the Board of Supervisors on the Resolution.
4. Set a hearing for October 22, 2014, at which time the Board of Supervisors may conduct the bid opening and approve the sale of County Parcel Number 2013-0060-A to the highest responsible bidder.
5. Direct the Clerk of the Board of Supervisors to post the Resolution and to publish the Notice of the Adoption of the Resolution and the time and place set for the second hearing in accordance with Sections 6063 and 25528 of the Government Code.

If the Board takes the actions recommended in Items 1-5 above on September 17, 2014, then on October 22, 2014:

1. Find that the sale of County Parcel 2013-0060-A is categorically exempt from the provisions of CEQA Guidelines pursuant to CEQA Guidelines Section 15312 as the sale of surplus government property.
2. Conduct the bid opening and approve the sale of County Parcel 2013-0060-A to the highest responsible bidder.
3. Authorize the Director, Department of General Services, to perform all necessary actions to complete the sale of County Parcel 2013-0060-A, including the execution of a Purchase and Sale Agreement, escrow instructions, Grant Deed, and other documents necessary to close escrow.
4. Authorize the Auditor and Controller to deposit all proceeds resulting from the sale of County Parcel 2013-0060-A into the Department of Public Works Solid Waste Environmental Trust Fund.

ACTION:

ON MOTION of Supervisor Cox, seconded by Supervisor R. Roberts, the Board took action as recommended, on Consent, adopting Resolution No 14-138, entitled: RESOLUTION OF INTENTION TO SELL REAL PROPERTY AND NOTICE INVITING BIDS; and setting a Hearing for October 22, 2014 at 9:00 a.m.

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

11. SUBJECT: CONVEYANCE OF COUNTY INTEREST IN THE LAS CASITAS DE SOLANA AFFORDABLE HOUSING PROPERTY TO THE HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO (DISTRICT: 3)

OVERVIEW:

The County of San Diego and the Housing Authority of the County of San Diego (Housing Authority) jointly hold title to Las Casitas de Solana, an affordable housing property, comprised of three detached homes located on one parcel at 859, 861, and 863 Vera Street, Solana Beach, CA 92075. The Housing Authority originally accepted ownership transfer of the property from a non-profit organization that ceased operation in 1998 as a temporary measure to protect the County's interest and investment of \$329,645 in Federal HOME Investment Partnerships (HOME) and Community Development Block Grant (CDBG) funds in the property.

This is a request to approve the conveyance of the County's interest in Las Casitas de Solana to the Housing Authority to clear the title and allow the Housing Authority to sell the property to National Housing Corporation (NHC), a non-profit housing organization. The Housing Authority will provide owner financing of up to the current appraised value of the property. The loan repayment terms will be one percent simple interest paid through annual residual receipts, and all unpaid balance and accumulated interest will be due and payable in 55 years. The Housing Authority will remit the loan payments to County of San Diego Department of Housing and Community Development (HCD) until such time as the original CDBG/HOME financing of \$329,645 is fully repaid. HCD is engaging the services of the Department of General Services (DGS) to oversee and complete the conveyance and the sale of the property.

FISCAL IMPACT:

If approved, this request will allow the Housing Authority to sell the property and will result in revenue from future annual residual receipts loan payments of \$329,645, to be returned to the County Department of Housing and Community Development. There will be no change in net General Funds cost and no additional staff years.

BUSINESS IMPACT STATEMENT:

N/A

RECOMMENDATION:
CHIEF ADMINISTRATIVE OFFICER

1. Find that this action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15312 as it relates to the sale of surplus government property.
2. In accordance with California Government Code Section 25365, authorize the Director, Department of General Services to convey all County interest in the property to the Housing Authority of the County of San Diego and find that the property is not required for County use. **(4 VOTES)**
3. Authorize the Director, Department of General Services, to perform all necessary actions to execute documents conveying the Las Casitas de Solana from the County to the Housing Authority of the County of San Diego.

ACTION:

ON MOTION of Supervisor Cox, seconded by Supervisor R. Roberts, the Board took action as recommended, on Consent.

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

12. SUBJECT: PRESENTATIONS/AWARDS (DISTRICTS: ALL)

OVERVIEW:

Jim Haughey, Vice President of the American Public Works Association, presented awards honoring the Department of Public Works and the Department of General Services.

13. SUBJECT: PUBLIC COMMUNICATIONS (DISTRICTS: ALL)

OVERVIEW:

Ed Blitz spoke to the Board regarding Gillespie Field Development Council.

Betty Chafetz, Donald Chafetz and Robert Germann spoke to the Board regarding Gillespie Field.

ACTION:

Heard, referred to the Chief Administrative Officer.

There being no further business, the Board adjourned at 9:34 a.m. in memory of George Webster, Helen DeVore, and Emily Bennett.

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors
County of San Diego, State of California

Consent: Miller
Discussion: Panfil

NOTE: This Statement of Proceedings sets forth all actions taken by the County of San Diego Board of Supervisors on the matters stated, but not necessarily the chronological sequence in which the matters were taken up.